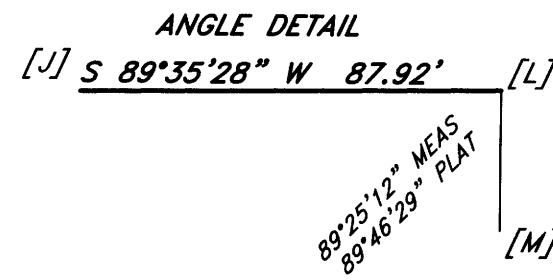
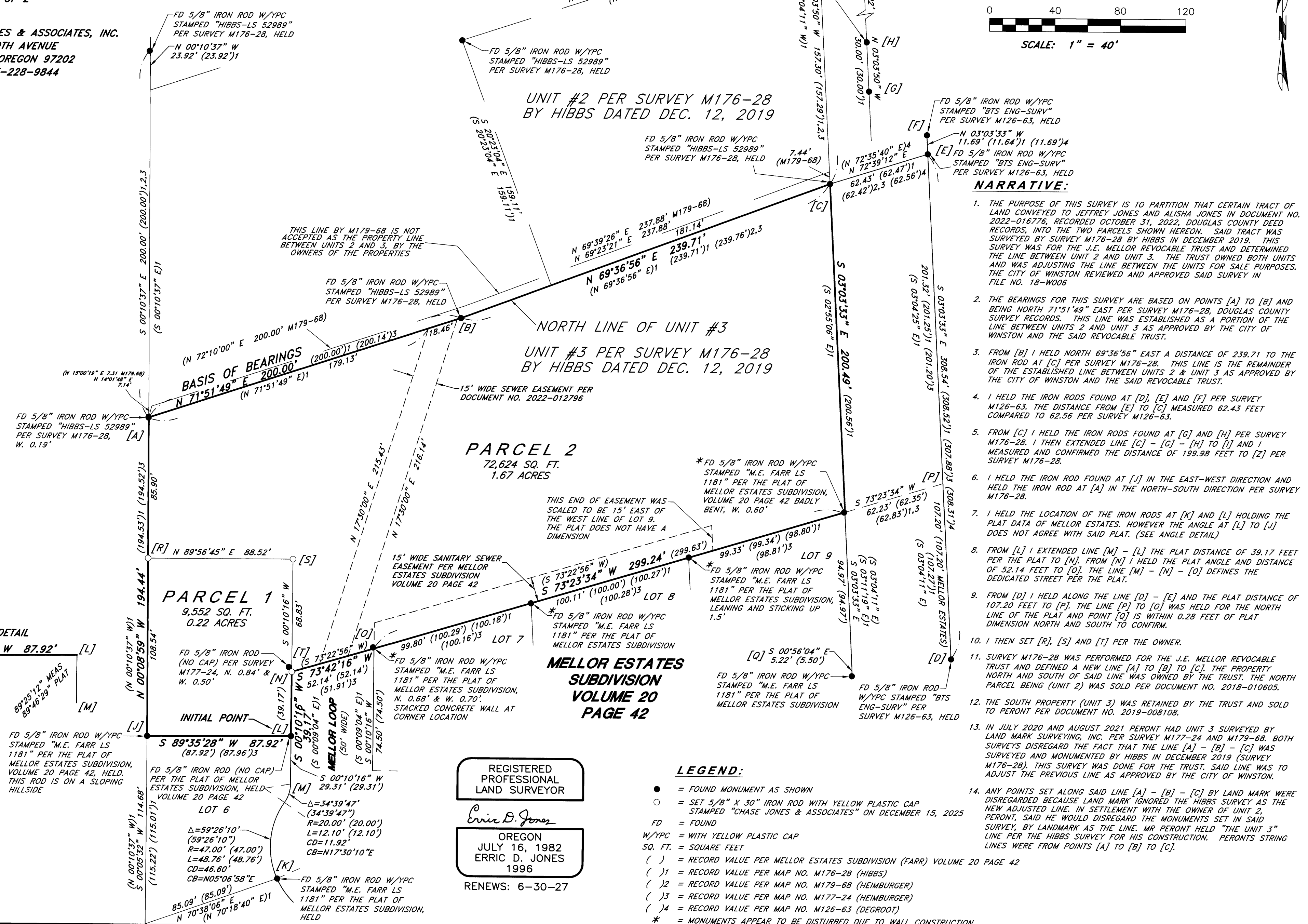
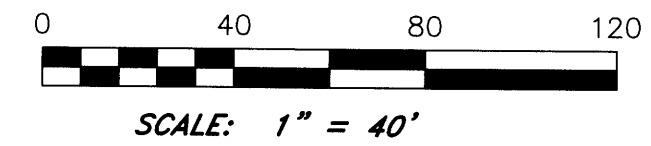


PARTITION PLAT

SITUATED IN THE NORTHEAST 1/4 OF SECTION 20, T. 28 S., R. 6 W., W.M.,
CITY OF WINSTON, COUNTY OF DOUGLAS, STATE OF OREGON

SURVEYED: DECEMBER 15, 2025
JOB NO.: 16712
SCALE: 1" = 40'
SHEET: 2 OF 2

BY: CHASE, JONES & ASSOCIATES, INC.
3410 SE 20TH AVENUE
PORTLAND, OREGON 97202
PHONE: 503-228-9844



- NARRATIVE:**
- THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT CERTAIN TRACT OF LAND CONVEYED TO JEFFREY JONES AND ALISHA JONES IN DOCUMENT NO. 2022-016776, RECORDED OCTOBER 31, 2022, DOUGLAS COUNTY DEED RECORDS, INTO THE TWO PARCELS SHOWN HEREON. SAID TRACT WAS SURVEYED BY SURVEY M176-28 BY HIBBS IN DECEMBER 2019. THIS SURVEY WAS FOR THE J.E. MELLOR REVOCABLE TRUST AND DETERMINED THE LINE BETWEEN UNIT 2 AND UNIT 3. THE TRUST OWNED BOTH UNITS AND WAS ADJUSTING THE LINE BETWEEN THE UNITS FOR SALE PURPOSES. THE CITY OF WINSTON REVIEWED AND APPROVED SAID SURVEY IN FILE NO. 18-0006
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON POINTS [A] TO [B] AND BEING NORTH 71°51'49" EAST PER SURVEY M176-28, DOUGLAS COUNTY SURVEY RECORDS. THIS LINE WAS ESTABLISHED AS A PORTION OF THE LINE BETWEEN UNITS 2 AND UNIT 3 AS APPROVED BY THE CITY OF WINSTON AND THE SAID REVOCABLE TRUST.
 - FROM [B] I HELD NORTH 69°36'56" EAST A DISTANCE OF 239.71 TO THE IRON ROD AT [C] PER SURVEY M176-28. THIS LINE IS THE REMAINDER OF THE ESTABLISHED LINE BETWEEN UNITS 2 & UNIT 3 AS APPROVED BY THE CITY OF WINSTON AND THE SAID REVOCABLE TRUST.
 - I HELD THE IRON RODS FOUND AT [D], [E] AND [F] PER SURVEY M126-63. THE DISTANCE FROM [E] TO [C] - [G] - [H] TO [I] AND I MEASURED AND CONFIRMED THE DISTANCE OF 199.98 FEET TO [Z] PER SURVEY M176-28.
 - FROM [C] I HELD THE IRON RODS FOUND AT [G] AND [H] PER SURVEY M176-28. I THEN EXTENDED LINE [C] - [G] - [H] TO [I] AND I MEASURED AND CONFIRMED THE DISTANCE OF 199.98 FEET TO [Z] PER SURVEY M176-28.
 - I HELD THE IRON ROD FOUND AT [J] IN THE EAST-WEST DIRECTION AND HELD THE IRON ROD AT [A] IN THE NORTH-SOUTH DIRECTION PER SURVEY M176-28.
 - I HELD THE LOCATION OF THE IRON RODS AT [K] AND [L] HOLDING THE PLAT DATA OF MELLOR ESTATES. HOWEVER THE ANGLE AT [L] TO [J] DOES NOT AGREE WITH SAID PLAT. (SEE ANGLE DETAIL)
 - FROM [L] I EXTENDED LINE [M] - [L] THE PLAT DISTANCE OF 39.17 FEET PER THE PLAT TO [N]. FROM [N] I HELD THE PLAT ANGLE AND DISTANCE OF 52.14 FEET TO [O]. THE LINE [M] - [N] - [O] DEFINES THE DEDICATED STREET PER THE PLAT.
 - FROM [D] I HELD ALONG THE LINE [D] - [E] AND THE PLAT DISTANCE OF 107.20 FEET TO [P]. THE LINE [P] TO [O] WAS HELD FOR THE NORTH LINE OF THE PLAT AND POINT [Q] IS WITHIN 0.28 FEET OF PLAT DIMENSION NORTH AND SOUTH TO CONFIRM.
 - I THEN SET [R], [S] AND [T] PER THE OWNER.
 - SURVEY M176-28 WAS PERFORMED FOR THE J.E. MELLOR REVOCABLE TRUST AND DEFINED A NEW LINE [A] TO [B] TO [C]. THE PROPERTY NORTH AND SOUTH OF SAID LINE WAS OWNED BY THE TRUST. THE NORTH PARCEL BEING (UNIT 2) WAS SOLD PER DOCUMENT NO. 2018-010605.
 - THE SOUTH PROPERTY (UNIT 3) WAS RETAINED BY THE TRUST AND SOLD TO PERONT PER DOCUMENT NO. 2019-008108.
 - IN JULY 2020 AND AUGUST 2021 PERONT HAD UNIT 3 SURVEYED BY LAND MARK SURVEYING, INC. PER SURVEY M177-24 AND M179-68. BOTH SURVEYS DISREGARDED THE FACT THAT THE LINE [A] - [B] - [C] WAS SURVEYED AND MONUMENTED BY HIBBS IN DECEMBER 2019 (SURVEY M176-28). THIS SURVEY WAS DONE FOR THE TRUST. SAID LINE WAS TO ADJUST THE PREVIOUS LINE AS APPROVED BY THE CITY OF WINSTON.
 - ANY POINTS SET ALONG SAID LINE [A] - [B] - [C] BY LAND MARK WERE DISREGARDED BECAUSE LAND MARK IGNORED THE HIBBS SURVEY AS THE NEW ADJUSTED LINE. IN SETTLEMENT WITH THE OWNER OF UNIT 2, PERONT, SAID HE WOULD DISREGARD THE MONUMENTS SET IN SAID SURVEY, BY LANDMARK AS THE LINE. MR PERONT HELD "THE UNIT 3" LINE PER THE HIBBS SURVEY FOR HIS CONSTRUCTION. PERONT'S STRING LINES WERE FROM POINTS [A] TO [B] TO [C].

REGISTERED PROFESSIONAL LAND SURVEYOR

Eric D. Jones
OREGON
JULY 16, 1982
ERRIC D. JONES
1996

RENEWS: 6-30-27

- LEGEND:**
- = FOUND MONUMENT AS SHOWN
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CHASE JONES & ASSOCIATES" ON DECEMBER 15, 2025
 - FD = FOUND
 - W/YPC = WITH YELLOW PLASTIC CAP
 - SQ. FT. = SQUARE FEET
 - () = RECORD VALUE PER MELLOR ESTATES SUBDIVISION (FARR) VOLUME 20 PAGE 42
 - ()1 = RECORD VALUE PER MAP NO. M176-28 (HIBBS)
 - ()2 = RECORD VALUE PER MAP NO. M179-68 (HEIMBURGER)
 - ()3 = RECORD VALUE PER MAP NO. M177-24 (HEIMBURGER)
 - ()4 = RECORD VALUE PER MAP NO. M126-63 (DEGROOT)
 - * = MONUMENTS APPEAR TO BE DISTURBED DUE TO WALL CONSTRUCTION

2026-0011 B

2026-0011 B